

An old stone house, in an ancient and quiet hamlet high on a plateau between two rivers, Coulaures sector

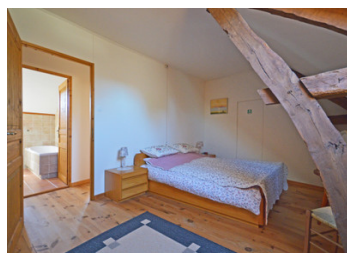


INFORMATION

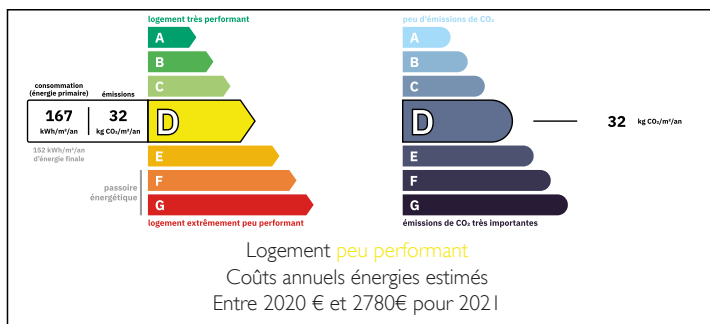
Town:	Coulaures
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	186 m2
Plot Size:	1032 m2

IN BRIEF

On a high plateau between the rivers Loue and Auvézère, this beautiful stone house, that is featured on the old cadastre Napoléon, is the penultimate property at the end of quiet and ancient hamlet with lovely views across the walnut orchards and fields. The garden is nice sized yet manageable with two terraces facing south and west and the setting sun. The interior is cleverly set out and restored with a 2 bedroom guest wing that can be closed off and self-contained and a barn at the end. A perfect character property for a large family or those seeking a small summer rental business.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor

Large open plan sitting/dining room with tiled floor and exposed oak beams and open fireplace 44 m²

Kitchen (part of an ancient dairy with existing features), floor tiles, exposed ceiling beams, fully fitted 15 m²

Large utility room and pantry with ceiling beams 20 m²

Washroom with shower washbasin and bidet 4 m²
W/c 1,5 m²

Short flight of steps to mezzanine sitting room with exposed ancient roof trusses 30 m²

1st floor

1st bedroom with exposed beams 12 m²

Washroom tiled with shower, washbasin, w/c 4 m²

2nd bedroom with exposed beams 15 m²

W/c 1,5 m²

3rd bedroom with exposed roof trusses 21,5 m²

Guest wing

Ground floor

Open plan kitchen/sitting/dining room with French doors opening onto 2nd terrace and to the rear, exposed beams and stonework 23,5 m²

1st floor

4th bedroom with wooden floor 16 m²

Washroom tiled with shower, bath and washbasin 8 m²

W/c and washbasin 2 m²

5th bedroom with wooden flooring and exposed stone 10 m²

Barn/garage (part of the gable end of the house) 60 m²

Attic 70 m²

Cellar 11 m²

Amenities

Local shops and restaurants 6 minutes by car